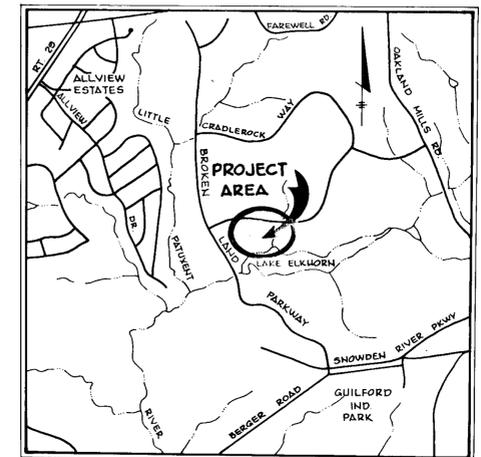


SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	DETAIL SHEET
3	SITE DEVELOPMENT PLAN
4	PLANTING PLAN

DOCKSIDE VILLAGE OF OWEN BROWN SECTION I AREA I

6 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

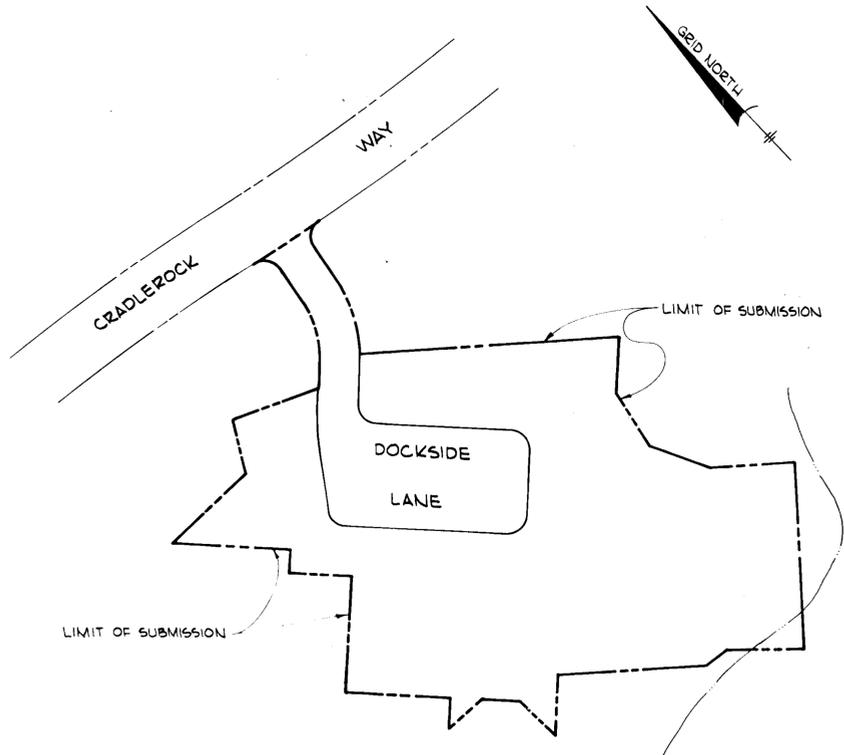


VICINITY MAP
Scale: 1"=2,000'

GENERAL NOTES

- TOPOGRAPHY IS BASED ON USC & GS MEAN SEA LEVEL DATUM 1929.
- PUBLIC WATER AND SEWER FACILITIES ARE TO BE PROVIDED.
- COMMUNITY OWNED LOTS WHICH INCLUDE PARKING SPACES AND SIDEWALKS SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
- THE 29' WIDE TRAVELED WAY PORTION OF THE 50' RIGHT-OF-WAY SHALL BE PUBLICLY MAINTAINED.
- THE DWELLINGS SHOWN HEREON ARE 2 STORY GROUP DWELLINGS WITH FULL BASEMENTS.
- THE MINIMUM SETBACK FROM ALL PUBLIC STREETS SHALL BE 30' UNLESS OTHERWISE APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
- ALL FILL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH H.U.D. DATA SHEET 79G, CONTROLLED FILL UNDER SUPERVISJON OF A REGISTERED SOILS ENGINEER.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES AT LEAST THREE (3) DAYS BEFORE STARTING WORK SHOWN ON THIS THESE DRAWINGS.

BELL TELEPHONE SYSTEM	393-3649
LONG DISTANCE CABLE DIVISION	393-3553 or 3554
BALTO. GAS AND ELECTRIC COMPANY	539-8000 Ext. 691
- SEDIMENT CONTROL FOR SITE DEVELOPMENT PLAN IS SAME AS THAT SHOWN FOR ROAD CONSTRUCTION DRAWINGS F-79-98C.



PLAN
SCALE 1"=100'

SITE ANALYSIS

EXISTING ZONING:		NEW TOWN "FDP 113-VIII, ATTACHED LAND USE"					
LAND USE TABULATION:		ZONING:	TOTAL AREA	DWELLING UNITS PERMITTED	DWELLING UNITS PROPOSED	PARKING REQUIRED	PARKING PROVIDED
NEW TOWN			5.515	55	55	110	110
AREA OF LOTS 127 THRU 181				2.324 Ac.			
AREA OF LOTS 182 AND 183 (Community Owned Lots)				2.260 Ac.			
RIGHT-OF-WAY				.931 Ac.			
TOTAL RESIDENTIAL LOTS				55			
TOTAL COMMUNITY LOTS				2			
TOTAL LOTS (Including Community Owned)				57			
TOTAL BLDG. COVERAGE (% on Site)				17.13%			
TOTAL AREA			5.515 Ac.				

CERTIFICATION BY THE DEVELOPER:
"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT AND EROSION AND SEDIMENT CONTROL AND I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY". DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT

John L. Troutman 5/15/79
Signature of Developer, John Troutman Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Joselyn Boyles 6-7-79
County Health Officer Date

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Donald J. Nimmo 6-7-79
Planning Director Date

John W. Minner 6-7-79
Chief, Division of Land Development Date

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, AND STORM DRAINAGE, AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

John F. Nimmo 6-8-79
Director Date

W.D. Linn 6-8-79
Chief, Bureau of Engineering Date

Date	No.	Revision Description

OWNER AND DEVELOPER
TROUTMAN COMMUNITIES
Suite 300 - White Lake Village Green
COLUMBIA, MARYLAND 21044

PLAT NOS. 4296, 4297 & 4298

DOCKSIDE

6th Election District Howard County, Md.

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
TOWSON, MARYLAND 21204

AREA
VILLAGE OF OWEN BROWN - SECTION 1, AREA 1
A RESUBDIVISION OF PART OF PARCEL F-3 AND LOT 280
LOTS F-127 THRU F-181

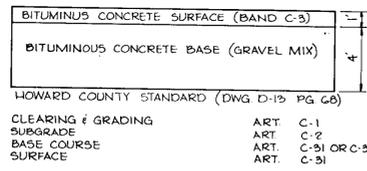
TITLE
TITLE SHEET, SITE DEVELOPMENT PLAN

Des By	G.R.K.	Scale	AS SHOWN	Proj No	3378
Drn By	P.S.	Date	12-8-78	Drawing No.	1 OF 4
Chk By	J.K.T.	Approved			

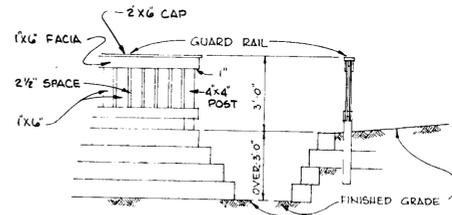


Robert R. Platt
Professional Engr. No. 5407

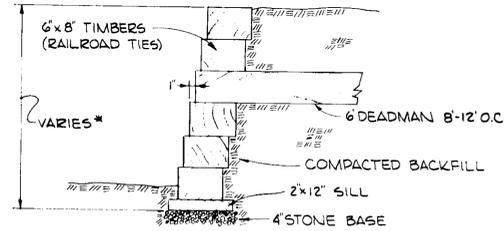
5-3-79
ARM



5' PAVING SECTION
NO SCALE
(PRIVATELY MAINTAINED AREAS ONLY)



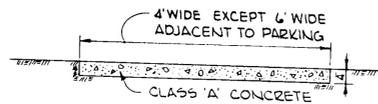
GUARD RAIL
NO SCALE



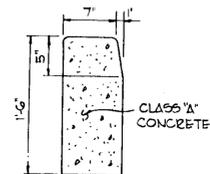
RETAINING WALL
NO SCALE
* FOR RETAINING WALLS OVER 3' SEE GUARD RAIL DETAIL



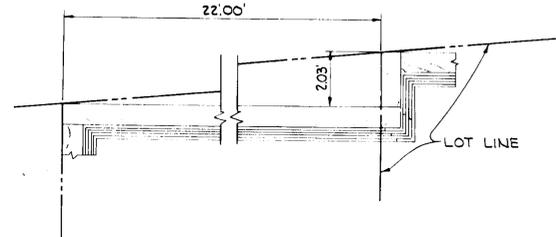
GRASSED SWALE
NO SCALE
NOTE: SEED & MULCH SWALE AFTER CONSTRUCTION



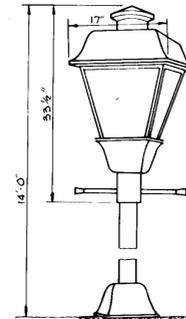
SIDEWALK DETAIL
NO SCALE



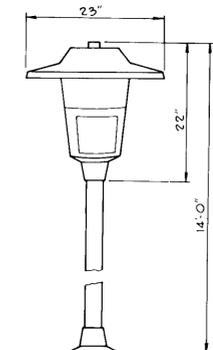
STANDARD BARRIER CURB
NO SCALE
HOWARD COUNTY STANDARD (DRAWING D-40, PAGE 95)



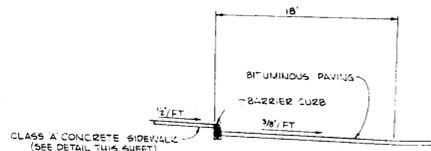
RETAINING WALL PLAN
NO SCALE



DETAIL - STREET LIGHTING
No Scale
NOTE: ALL STREET LIGHT FIXTURES TO BE 175 WATT MERCURY TYPE WITH A MINIMUM OF 7700 LUMENS, 14\"/>

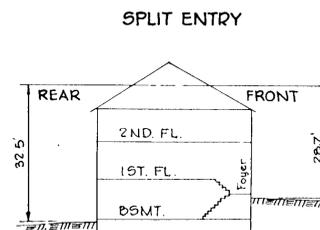
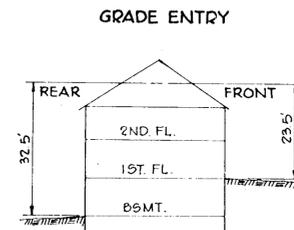
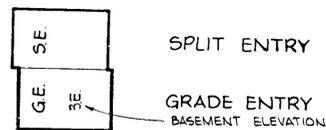


DETAIL - STREET LIGHTING
No Scale

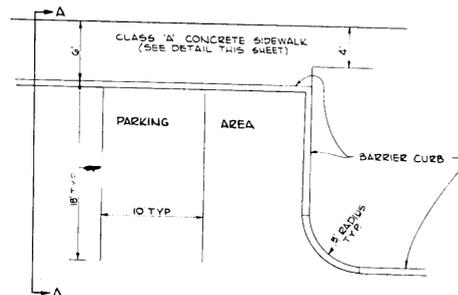


SECTION AA

LEGEND



UNIT ELEVATIONS
NO SCALE



PARKING PLAN
NO SCALE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Dorothy Boyles 6-7-79
County Health Officer Date

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
William F. Nummy 6-7-79
Planning Director Date

William F. Nummy 6-7-79
Chief, Division of Land Development Date

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, AND STORM DRAINAGE, AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William F. Nummy 6-5-79
Director Date

W.O. Albert 6-4-79
Chief, Bureau of Engineering Date

Date	No	Revision Description

OWNER AND DEVELOPER
TROUTMAN COMMUNITIES
Suite 300 - Wilde Lake Village Green
COLUMBIA, MARYLAND 21044

PLAT NOS 4296, 4297, & 4298
DOCKSIDE
6th Election District Howard County, Md.

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
TOWSON, MARYLAND 21204

AREA
VILLAGE OF OWEN BROWN - SECTION 1, AREA 1
A RESUBDIVISION OF PART OF PARCEL F-3 AND LOT 280
LOTS F-127 THRU F-181

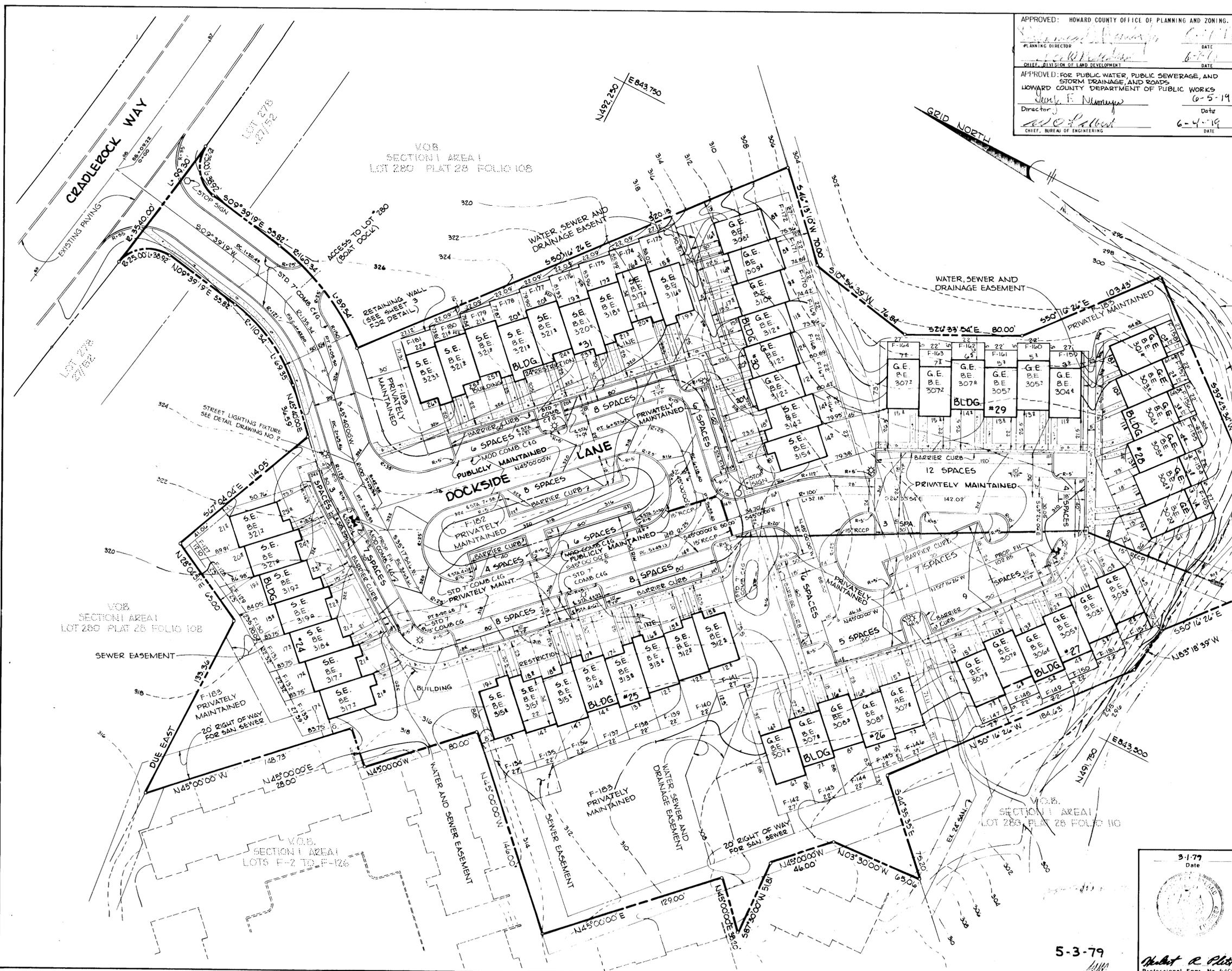
TITLE
DETAILS

Des By G.R.K.	Scale AS SHOWN	Proj No 3378
Drn By J.R.H.	Date 12-8-78	Drawing No. 2 OF 4
Chk By J.K.I.	Approved	

5-3-79
JWM

9-1-79
Date

William F. Nummy
Professional Engr. No. 5407



APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 PLANNING DIRECTOR: *[Signature]* DATE: 6-7-79
 CHIEF, DIVISION OF LAND DEVELOPMENT
 APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, AND STORM DRAINAGE, AND ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *[Signature]* DATE: 6-5-79
 CHIEF, BUREAU OF ENGINEERING

"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL, AND I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY".
 Date: 5/16/79
 DEVELOPER: JOHN TROUTMAN

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT".
 Date: 3-1-79
 ENGINEER: HERBERT R. PLITT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT.
 Date: 6-7-79
 COUNTY HEALTH OFFICER: *[Signature]*

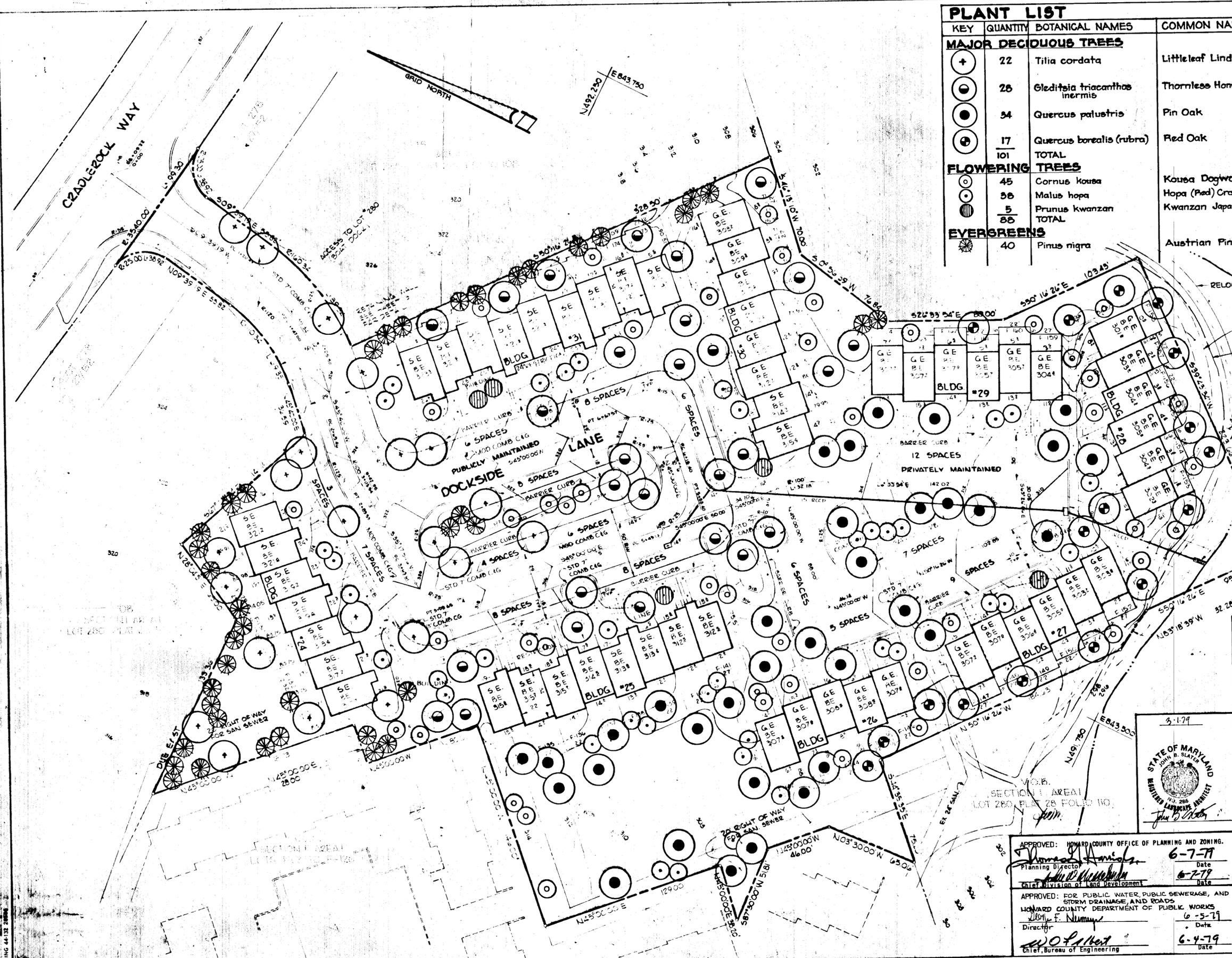
RELOCATED 8' PATHWAY BY OTHERS
 EXISTING 8' PATHWAY TO BE RELOCATED
 100 YEAR FLOODED PLAIN ELEV. 299.0
 EDGE OF LAKE EL. 295.0
 WATER, SEWER AND DRAINAGE EASEMENT
 RIP RAP OUTFALL

LAKE ELKHORN
 ELEV. 295.00'

Date	No	Revision Description
		OWNER AND DEVELOPER TROUTMAN COMMUNITIES Suite 300 - Wilde Lake Village Green COLUMBIA, MARYLAND 21044
		PLAT NOS. 42296, 42297, & 42298 DOCKSIDE 6th Election District Howard County, Md.
		CENTURY ENGINEERING, INC. CONSULTING ENGINEERS - PLANNERS TOWSON, MARYLAND 21204
		AREA VILLAGE OF OWEN BROWN - SECTION 1, AREA 1 A RESUBDIVISION OF PART OF PARCEL F-3 AND LOT 280 LOTS F-127 THRU F-181
		TITLE SITE DEVELOPMENT PLAN
Des By	G.R.X.	Scale 1" = 30'
Drn By	J.K.L.	Date 12-8-78
Chk By	J.K.L.	Approved
		Proj No 3378
		Drawing No. 3 OF 4

3-1-79
 Date
Herbert R. Plitt
 Professional Engr. No. 5407

5-3-79



KEY	QUANTITY	BOTANICAL NAMES	COMMON NAMES	CALIPER & SIZE	CONDITION
MAJOR DECIDUOUS TREES					
+	22	Tilia cordata	Littleleaf Linden	2 1/2" to 5", 12'-14" high	Full/B.&D.
○	28	Gleditsia triacanthos inermis	Thornless Honeylocust	2 1/2" to 5", 12'-14" high	Full/B.&D.
●	34	Quercus palustris	Pin Oak	2 1/2" to 5", 12'-14" high	Full/B.&D.
⊙	17	Quercus borealis (rubra)	Red Oak	2 1/2" to 5", 12'-14" high	Full/B.&D.
	101	TOTAL			
FLOWERING TREES					
○	45	Cornus kousa	Kousa Dogwood (White)	8'-10' high	D.&D.
○	38	Malus hopa	Hopa (Red) Crabapple	8'-10' high	D.&D.
○	5	Prunus kwanzan	Kwanzan Japanese Cherry	8'-10' high	D.&D.
	88	TOTAL			
EVERGREENS					
○	40	Pinus nigra	Austrian Pine	6'-8' high	D.&D.

RELOCATED B' PATHWAY BY OTHERS

EXISTING B' PATHWAY TO BE RELOCATED

100 YEAR FLOOD PLAIN ELEV. 2990

EDGE OF LAKE EL. 2950

APPROVED
DIVISION OF LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE 5-3-79
JMM
LAKE ELKHORN
ELEV. 2950'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

Joyce E. Gyles 6-7-79
County Health Officer Date

OWNER AND DEVELOPER
TROUTMAN COMMUNITIES
Suite 300 - Wallace Lake Village Green
COLUMBIA, MARYLAND 21044

PLAT NOS. 427C, 427D, 427E
DOCKSIDE
6th Election District Howard County, Md.

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
TOWSON, MARYLAND 21204



APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
James A. Harris 6-7-79
Planning Director Date

John D. MacArthur 6-7-79
Chief, Division of Land Development Date

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, AND
STORM DRAINAGE, AND ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John F. Nunn 6-5-79
Director Date

W. O. Pickett 6-4-79
Chief, Bureau of Engineering Date

AREA
VILLAGE OF OWEN BROWN - SECTION 1, AREA 1
A RESUBDIVISION OF PART OF PARCEL F-3 AND LOT 280
LOTS F-127 THRU F-181

TITLE
PLANTING PLAN

Des By J.L.S., K.L.T. Scale 1" = 30' Proj No. 3378
Drn By K.L.T. Date 12-8-78 Drawing No. 4 OF 4
Chk By J.L.S. Approved